MAP NO.

SHEET 1 OF 6 SHEETS

CITY OF ENCINITAS MULTI-006443-2023

OCEAN BLUFF WAY

BEING A SUBDIVISION OF A THE EASTERLY PARCEL OF CERTIFICATE OF COMPLIANCE RECORDED JULY 3, 1989 AS INSTRUMENT NO. 89-352904 OF OFFICIAL RECORDS, BEING ALL THAT PORTION OF PARCEL 2 OF PARCEL MAP NO. 2430 , IN THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, MARCH 8, 1974.

SUBDIVISION MAP GUARANTEE ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS ORDER NO. 00196634-996-SD1-RT4.

7.188 ACRES GROSS & 7.024 ACRES NET - 27 NUMBERED LOTS AND 1 LETTERED LOT FOR PRIVATE ROAD

OWNER'S STATEMENT

WE HEREBY IRREVOCABLY STATE THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND SUBDIVIDED BY THIS MAP AND WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

IT IS OUR INTENT TO SUBDIVIDE OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

WE HEREBY DEDICATE TO THE CITY OF ENCINITAS OCEAN BLUFF WAY FOR USE AS PUBLIC STREETS AS SHOWN HEREON, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN CITY COUNCIL RESOLUTION 2009-52, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE.

WE HEREBY DEDICATE TO THE CITY OF ENCINITAS A PUBLIC EASEMENT FOR PRIVATE STREET OVER, UNDER, AND ACROSS LOT A AS SHOWN HEREON, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN CITY COUNCIL RESOLUTION 2009-53, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE.

WE HEREBY DEDICATE TO THE CITY OF ENCINITAS A SEWER EASEMENT AS SHOWN HEREON, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN CITY COUNCIL RESOLUTION 2009-54, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE.

WE HEREBY DEDICATE TO THE CITY OF ENCINITAS A PUBLIC EASEMENT FOR GENERAL UTILITY AS SHOWN HEREON, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN CITY COUNCIL RESOLUTION 2009-63, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE.

WE HEREBY GRANT TO THE SAN DIEGUITO WATER DISTRICT, AN IRRIGATION DISTRICT OF THE STATE OF CALIFORNIA, AND ITS SUCCESSORS AND ASSIGNS, A PERMANENT EASEMENT FOR WATER PIPELINES, OTHER DISTRICT FACILITIES, AND FOR ALL ACCESS PURPOSES OVER, UNDER, AND ACROSS ALL PRIVATE STREETS, AND A WATER EASEMENT AS SHOWN ON THIS MAP, SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN SAN DIEGUITO BOARD OF DIRECTORS RESOLUTION 2024-21, WHICH TERMS AND CONDITIONS ARE HEREBY INCORPORATED BY REFERENCE. THE SAN DIEGUITO WATER DISTRICT GRANTS AN ENCROACHMENT OF A PRIVATE BACKFLOW PREVENTION DEVICE IN THE EASEMENT. THE SAN DIEGUITO WATER DISTRICT SHALL NOT BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF THE PRIVATE BACKFLOW PREVENTION DEVICE WHICH SHALL BE SUBJECT TO ALL TERMS AND CONDITIONS CONTAINED IN SAN DIEGUITO BOARD OF DIRECTORS RESOLUTION 2024-1

WE HEREBY RESERVE A PRIVATE OPEN SPACE EASEMENT FOR STORM WATER POLLUTION AND FLOOD CONTROL FOR THE BENEFIT OF ALL LOTS.

WE HEREBY RESERVE A PRIVATE STORM WATER EASEMENT FOR THE BENEFIT OF ALL LOTS.

THE OWNER AGREES TO DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY OF ENCINITAS AND ITS AGENTS, OFFICERS, AND EMPLOYEES FROM ANY CLAIM, ACTION, OR PROCEEDING, ARISING FROM THE APPROVAL OF THIS SUBDIVISION AGAINST THE CITY OF ENCINITAS OR ITS AGENTS, OFFICERS, OR EMPLOYEES OR AGAINST THE OWNER.

R&K BALLARD FAMILY LIMITED PARTNERSHIP, A 99% INTEREST AND ROD BALLARD, A 1% INTEREST, AS TENANTS IN COMMON.

BY: _____ DATE: _____

NAME: _____ TITLE: _____

BY: _____ DATE: _____

NAME: _____ TITLE: _____

SIGNATURE OMISSION STATEMENT

THE SIGNATURES OF THE PARTIES LISTED BELOW, OWNERS OF EASEMENTS AS PER DOCUMENTS NOTED BELOW, HAVE BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436 SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURES ARE NOT REQUIRED BY THE GOVERNING BODY.

BG CONSOLIDATED, LLC HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND UTILITY PURPOSES DESCRIBED AS PARCEL B OF TITLE REPORT AND VESTING GRANT DEED RECORDED APRIL 15, 2015, DOCUMENT NO 2015-0178526, O.R.

SAN DIEGO GAS & ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS PURPOSES RECORDED APRIL 27, 1942, BOOK 1338, PAGE 295, O.R.

SAN DIEGO GAS & ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLE LINES AND UNDERGROUND CONDUITS PURPOSES RECORDED MAY 5, 1953, BOOK 4845, PAGE 308, O.R.

SAN DIEGUITO IRRIGATION DISTRICT HOLDER OF AN EASEMENT PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 25, 1963, INSTRUMENT NO. 15592, O.R.

SAN DIEGUITO IRRIGATION DISTRICT HOLDER OF AN EASEMENT PIPE LINES AND INCIDENTAL PURPOSES RECORDED JANUARY 29,1963, INSTRUMENT NO. 17263, O.R.

COUNTY OF SAN DIEGO HOLDER OF PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES AND EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF ENCINITAS BOULEVARD RECORDED DECEMBER 18, 1968, INSTRUMENT NO 221254, O.R.

SAN DIEGO GAS & ELECTRIC COMPANY HOLDER OF AN EASEMENT FOR POLE LINES AND UNDERGROUND CONDUIT PURPOSES RECORDED MAY 4, 1971, INSTRUMENT NO. 91193, O.R.

HSU-YIN WANG HOLDER OF EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES RECORDED JULY 13, 1989, DOCUMENT NO. 1989-370528, O.R.

DIVINE MERCY HILLS FOUNDATION OF SOUTHERN CALIFORNIA, INC AND BG CONSOLIDATED, LLC HOLDERS OF AN AGREEMENT FOR AN EASEMENT FOR ACCESS ROAD PURPOSES RECORDED SEPTEMBER 12, 2014, DOCUMENT NO. 2014-0393312, O.R.

THE SAN DIEGUITO WATER DISTRICT ACCEPTANCE

THE SAN DIEGUITO WATER DISTRICT HERBY ACCEPTS THE GRANT OF EASEMENTS DESCRIBED HEREIN, INCLUDING ALL TERMS AND CONDITIONS CONTAINED IN SAN DIEGUITO WATER DISTRICT BOARD OF DIRECTORS RESOLUTION NO. 2024-21. THE SAN DIEGUITO WATER DISTRICT CONSENTS TO THE RECORDATION OF THIS MAP AND HAS AUTHORIZED ITS GENERAL MANAGER TO SIGN THIS CERTIFICATE PURSUANT TO BOARD RESOLUTION NO. R83-29, ADOPTED ON AUGUST 22, 1983

SAN DIEGUITO WATER DISTRICT

BY: _____ DATE: _____
ISAM HIREISH
GENERAL MANAGER

PLANNING DIVISION CERTIFICATE

I, MEAGAN OPENSHAW, ASSISTANT DIRECTOR OF DEVELOPMENT SERVICE DEPARTMENT OF THE CITY OF ENCINITAS, STATE OF CALIFORNIA, HEREBY CERTIFY THAT THE PLANNING DIVISION OF SAID CITY HAS REVIEWED THIS FINAL MAP PURSUANT TO THE CITY OF ENCINITAS MUNICIPAL CODE AND FOUND IT TO BE IN CONFORMANCE WITH TENTATIVE FINAL MAP MULTI-006443-2023

IN WITNESS THEREOF, SAID PLANNING DIVISION OF THE CITY OF ENCINTAS HAS CAUSED THESE PRESENTS TO BE EXECUTED BY THE SECRETARY THIS _____ DAY OF _____, 20____

BY: _____
MEAGAN OPENSHAW
ASSISTANT DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT

CITY TREASURER CERTIFICATE

I, TOM GALLUP, CITY TREASURER OF THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT, ACCORDING TO THE RECORDS OF THIS OFFICE, THERE ARE NO LIENS FOR UNPAID CITY TAXES, EXCEPT TAXES NOT YET PAYABLE, NOR FOR UNPAID BOND ISSUES UNDER ANY IMPROVEMENT BOND ACT OF THE STATE OF CALIFORNIA SHOWING ON THE BOOKS OF THIS OFFICE, AGAINST THE SUBDIVISION OR ANY PART THEREOF AS SHOWN HEREON.

IN WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS _____ DAY OF _____, 20____.

_____
TOM GALLUP
CITY TREASURER

CLERK OF THE BOARD OF SUPERVISORS CERTIFICATE

I, ANDREW POTTER, CLERK OF THE BOARD OF SUPERVISORS, HEREBY CERTIFY THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (A) DEPOSITS FOR TAXES, AND (B) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL, OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES, EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

ANDREW POTTER,
CLERK OF THE BOARD OF SUPERVISORS

BY: _____
DEPUTY DATE

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF R&K BALLARD FAMILY LIMITED PARTNERSHIP IN DECEMBER 2024 AND THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN. I HEREBY STATE THAT ALL THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED, OR THAT THEY WILL BE SET IN THOSE POSITIONS WITHIN 30 DAYS OF THE COMPLETION OF THE REQUIRED IMPROVEMENTS AND THAT THE MONUMENTS ARE OR WILL BE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED, AND THAT THIS FINAL MAP SUBSTANTIALLY CONFORMS TO THE CONDITIONALLY APPROVED TENTATIVE MAP.

PRELIMINARY NOT FOR RECORDING

MARY BETH CASSIDY

PROFESSIONAL LAND SURVEYOR
MARY BETH CASSIDY
LS 9949
STATE OF CALIFORNIA

CITY ENGINEER'S STATEMENT

I, DAN S. NUTTER, CITY ENGINEER OF THE CITY OF ENCINITAS, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA HEREBY STATE THAT I HAVE EXAMINED THIS SUBDIVISION MAP, AND FIND IT TO BE SUBSTANTIALLY THE SAME AS IT APPEARED ON THE TENTATIVE MAP, AND ANY APPROVED ALTERATION THEREOF, AND THAT THE PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND TITLE 24 OF THE CITY OF ENCINITAS MUNICIPAL CODE IN EFFECT AT THE TIME OF THE TENTATIVE MAP APPROVAL HAVE BEEN COMPLIED WITH AND BY AUTHORITY CONVEYED BY RESOLUTION NO. 94-107 ADOPTED BY THE CITY COUNCIL OF THE CITY OF ENCINITAS ON NOVEMBER 9, 1994, AND HAVE ACCEPTED ON BEHALF OF THE CITY OF ENCINITAS SUBJECT TO THE ACCEPTANCE OF THE IMPROVEMENTS BY THE CITY ALL AS DEDICATED HEREON AND INCLUDING ALL TERMS AND CONDITIONS CONTAINED IN THE CITY COUNCIL RESOLUTION 2009-61.
I ALSO HEREBY ACCEPT ON BEHALF OF THE CITY OF ENCINITAS THOSE EASEMENTS DEDICATED FOR PUBLIC USE AS DESCRIBED IN THE OWNERS STATEMENT.

_____
DAN S. NUTTER, RCE 76641 DATE
CITY ENGINEER

REGISTERED PROFESSIONAL ENGINEER
DAN S. NUTTER
RCE 76641
STATE OF CALIFORNIA

CITY SURVEYOR'S STATEMENT

I, PAUL E. GOEBEL, LAND SURVEYING CONSULTANT OF THE CITY OF ENCINITAS, HEREBY STATE THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____
PAUL E. GOEBEL, PLS 8486 DATE

PROFESSIONAL LAND SURVEYOR
PAUL E. GOEBEL
LS 8486
STATE OF CALIFORNIA

RECORDER'S CERTIFICATE

FILE NO. _____

I, JORDAN Z MARKS RECORDER OF THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF MARY BETH CASSIDY, THIS ____ DAY OF _____, 20 _____, AT _____ O'CLOCK ____ .M.

JORDAN Z MARKS
COUNTY RECORDER

BY: _____
DEPUTY COUNTY RECORDER FEE $_____

PLSA
PLSAENGINEERING.COM JN: 3877

CALIFORNIA COORDINATE INDEX: 318-1683

CITY OF ENCINITAS MULTI-006443-2023

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

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STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

NOTARY ACKNOWLEDGMENT

A NOTARY PUBLIC OR OTHER OFFICER COMPLETING THIS CERTIFICATE VERIFIES ONLY THE IDENTITY OF THE INDIVIDUAL WHO SIGNED THE DOCUMENT TO WHICH THIS CERTIFICATE IS ATTACHED, AND NOT THE TRUTHFULNESS, ACCURACY, OR VALIDITY OF THAT DOCUMENT.

STATE OF _____)
COUNTY OF _____)

ON _____ , 20___, BEFORE ME, _____ , A NOTARY PUBLIC, PERSONALLY APPEARED _____ , WHO PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE/SHE/THEY EXECUTED THE SAME IN HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF _____ THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL, GOV. CODE 66436 (c):

SIGNATURE: _____

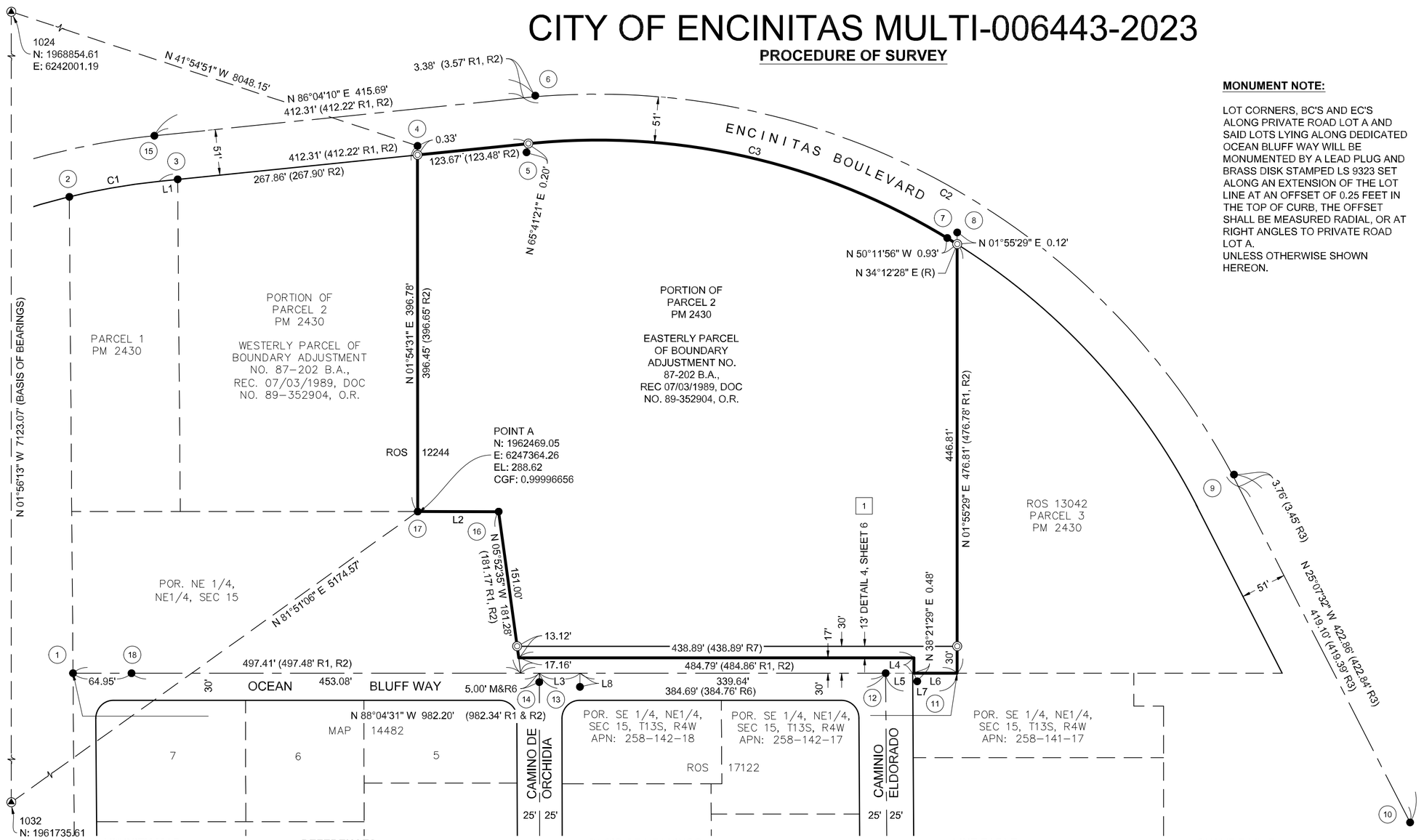
PRINT NAME: _____

MY COMMISSION EXPIRES ON _____
MY COMMISSION NUMBER IS _____
PRINCIPAL PLACE OF BUSINESS IS IN _____ COUNTY

MAP NO.

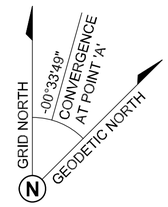
CITY OF ENCINITAS MULTI-006443-2023

PROCEDURE OF SURVEY



MONUMENT NOTE:

LOT CORNERS, BC'S AND EC'S ALONG PRIVATE ROAD LOT A AND SAID LOTS LYING ALONG DEDICATED OCEAN BLUFF WAY WILL BE MONUMENTED BY A LEAD PLUG AND BRASS DISK STAMPED LS 9323 SET ALONG AN EXTENSION OF THE LOT LINE AT AN OFFSET OF 0.25 FEET IN THE TOP OF CURB, THE OFFSET SHALL BE MEASURED RADIAL, OR AT RIGHT ANGLES TO PRIVATE ROAD LOT A.
UNLESS OTHERWISE SHOWN HEREON.



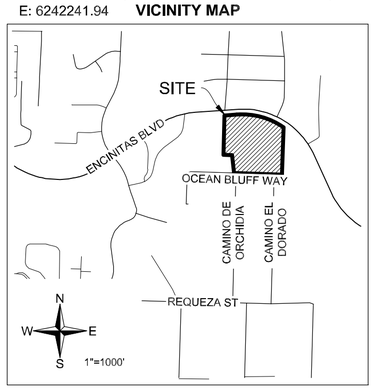
LEGEND

- ● FOUND MONUMENT AS INDICATED
- ○ WILL SET 3/4" X 18" IRON PIPE AND BRASS DISK STAMPED LS 9323
- ◎ WILL SET 2" X 24" IRON PIPE AND BRASS DISK STAMPED LS 9323
- □ WILL SET LEAD & DISK STAMPED LS 9323
- ( ) RECORD DATA AS INDICATED
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTER LINE
- ADJOINING PROPERTY LINE
- TIE LINE / REFERENCE LINE

FOUND MONUMENTS

1. FOUND 1/2" SQUARE PIN "LS 3065" PER R1, HELD FOR LINE.
2. FOUND 1/2" SQUARE PIN "LS 2875" PER R2, NOT USED.
3. FOUND 1/2" SQUARE PIN "LS 3065" PER R1, NOT USED.
4. FOUND 1/2" SQUARE PIN "LS 2875" PER R2, HELD FOR LINE.
5. FOUND 1/2" SQUARE PIN "LS 2875" PER R2, NOT USED.
6. FOUND M10 PER R1, HELD FOR LINE.
7. FOUND 3/4" IP "RCE 26283" PER R3, NOT USED.
8. FOUND 1/2" SQUARE PIN "LS 3065" PER R1, HELD FOR EAST LINE.
9. FOUND M10 PER R1, HELD FOR LINE.
10. FOUND M10 PER R1, HELD FOR LINE.
11. FOUND 1" IP BENT, OPEN, ACCEPTED IN PLACE OF "RE 6560" PER R1, NOT USED.
12. FOUND M10 PER R4, HELD FOR LINE.
13. FOUND L&D "LS 3790" PER R5, TIE ONLY.
14. FOUND M10 PER R5, HELD FOR 5.00' OFFSET.
15. FOUND M10 PER R1, HELD FOR LINE.
16. FOUND 1/2" SQUARE PIN "LS 3065" PER R1, HELD FOR CORNER.
17. FOUND 1/2" SQUARE PIN "LS 2875" PER R2, HELD FOR CORNER.
18. FOUND M10 NO RECORD, HELD FOR LINE.

VICINITY MAP



REFERENCES

R1 - PM 2430
R2 - ROS 12244
R3 - ROS 13042
R4 - ROS 21261
R5 - ROS 17122
R6 - ROS 15593
R7 - FINAL ORDER OF CONDEMNATION REC 07/23/1998, DOC NO. 1998-0460312, O.R.

SURVEY NOTES:

1. THIS MAP CONTAINS 28 LOTS.
2. LOTS ARE NUMBERED 1 THROUGH 27 AND 1 LETTERED LOT A FOR PRIVATE ROAD.
3. THIS MAP CONTAINS 7.188 ACRES GROSS AND 7.024 ACRES NET.
4. ALL DISTANCES AND/OR STREET WIDTHS WITHOUT DECIMALS REPRESENT THAT DISTANCE TO ZERO HUNDREDTHS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, NAD 83 (CCS83) EPOCH 1991.35, ZONE 6, AS DETERMINED LOCALLY BY A LINE BETWEEN FIRST ORDER CONTROL STATIONS 1024 AND 1032 BEING A GRID BEARING OF N 01°56'13" W AS DERIVED FROM GEODETIC VALUES SHOWN ON RECORD OF SURVEY 18416, CITY OF ENCINITAS SURVEY CONTROL, FILED ON SEPTEMBER 3RD, 2004 AS FILE NUMBER 2004-843575 IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED GRID FACTOR AT POINT 'A' IS 0.99996656.
GRID DISTANCE = GROUND DISTANCE X COMBINED GRID FACTOR. ELEVATION AT POINT 'A' IS 288.62 (NAVD88).

LINE TABLE

L1 - N 86°04'10" E 20.78' (20.84' R1, R2)

L2 - N 88°03'56" W 89.96' (90.00' R2)

L3 - N 88°04'31" W 45.04'

L4 - N 01°35'21" E 17.00' (17.00' R7)

L5 - N 88°04'31" W 31.36'

L6 - N 88°04'31" W 48.13'

L7 - N 88°04'31" W 79.49' (78.75' R4)

L8 - N 01°55'29" E 15.21'

CURVE TABLE

C1 - L=101.23' R=749.00' D=7°44'37"
(L=101.25' R=749.00' D=7°44'44" R1, R2)

C2 - L=960.70' R=800.00' D=68°48'18"
(L=960.64' R=800.00' D=68°48'02" R1)

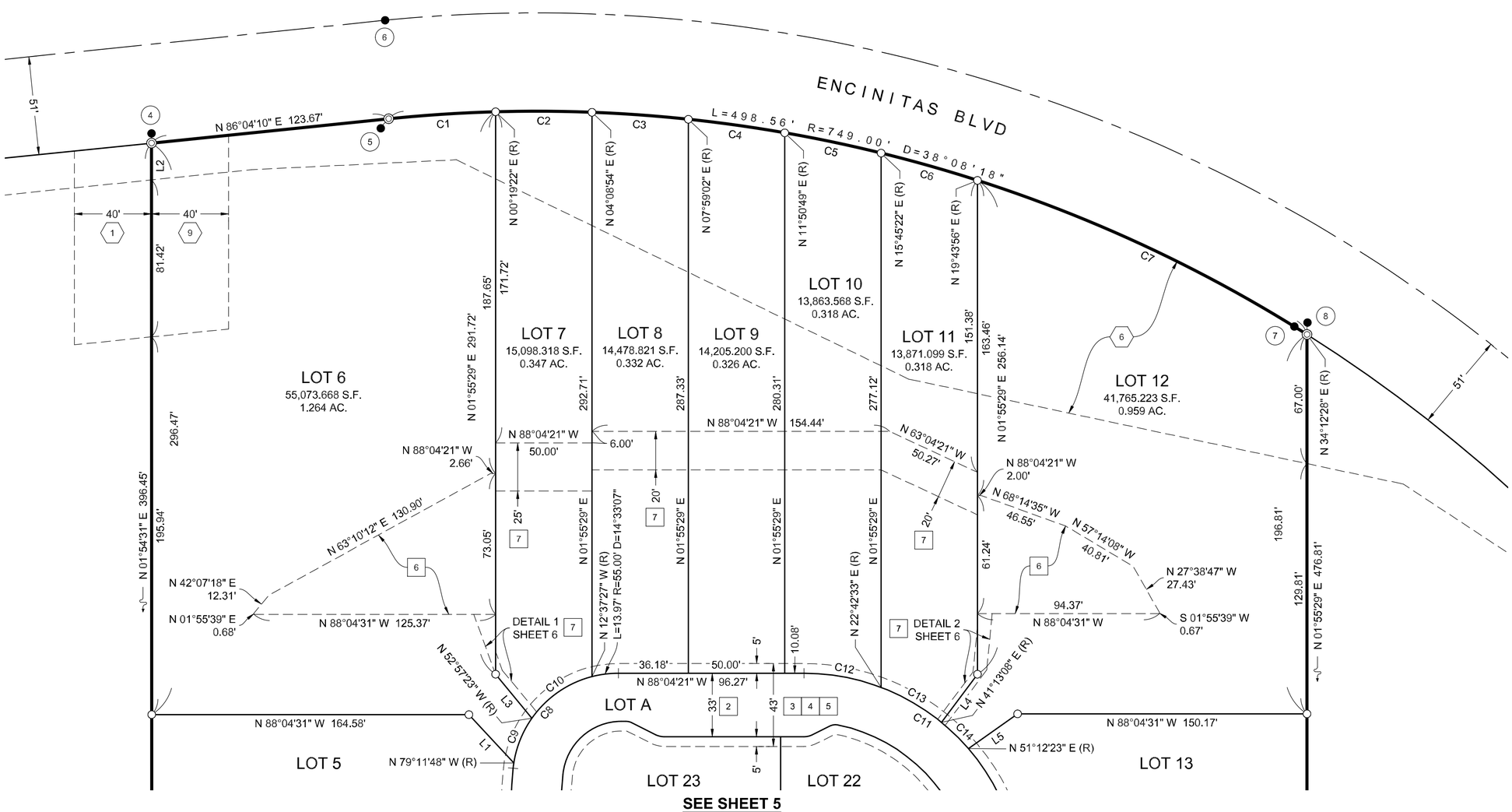
C3 - L=498.56' R=749.00' D=38°08'18"
(L=498.69' R=749.00' D=38°08'53" R1, R2)

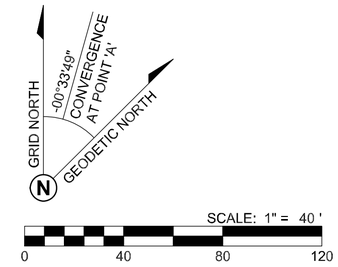
PLSA
PLSAENGINEERING.COM

CALIFORNIA COORDINATE INDEX: 318-1683

MAP NO.

CITY OF ENCINITAS MULTI-006443-2023





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1. PUBLIC STREET EASEMENT FOR OCEAN BLUFF WAY TO THE CITY OF ENCINITAS, DEDICATED HEREON.
2. PUBLIC EASEMENT FOR PRIVATE STREETS TO THE CITY OF ENCINITAS, DEDICATED HEREON.
3. PUBLIC EASEMENT FOR SEWER TO THE ENCINITAS SANITARY DIVISION, DEDICATED HEREON.
4. PUBLIC EASEMENT FOR GENERAL UTILITY TO THE CITY OF ENCINITAS, DEDICATED HEREON.
5. PUBLIC EASEMENT FOR WATER TO THE SAN DIEGUITO WATER DISTRICT, GRANTED HEREON.
6. PRIVATE OPEN SPACE EASEMENT FOR STORM WATER POLLUTION AND FLOOD CONTROL FOR THE BENEFIT OF ALL LOTS.
7. PRIVATE STORM WATER EASEMENT FOR THE BENEFIT OF ALL LOTS.

LINE TABLE

L1 - N 41°02'02" W 34.20'
L2 - N 01°54'31" E 19.10'
L3 - N 37°33'08" W 29.62'
L4 - N 38°45'47" E 31.15'
L5 - N 56°37'29" E 31.21'

EASEMENTS OF RECORD

1. BG CONSOLIDATED, LLC HOLDER OF AN EASEMENT FOR INGRESS AND EGRESS, PIPELINES, DRAINAGE AND UTILITY PURPOSES DESCRIBED AS PARCEL B OF TITLE REPORT AND VESTING GRANT DEED RECORDED APRIL 15, 2015, DOCUMENT NO 2015-0178526, O.R.
   AS SHOWN HEREON.
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   AS SHOWN HEREON.
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   AS SHOWN HEREON.
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   AS SHOWN HEREON.
9. HSU-YIN WANG HOLDER OF EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES RECORDED JULY 13, 1989, DOCUMENT NO. 1989-370528, O.R.
   AS SHOWN HEREON.
10. DIVINE MERCY HILLS FOUNDATION OF SOUTHERN CALIFORNIA, INC AND BG CONSOLIDATED, LLC HOLDERS OF AN AGREEMENT FOR AN EASEMENT FOR ACCESS ROAD PURPOSES RECORDED SEPTEMBER 12, 2014, DOCUMENT NO. 2014-0393312, O.R.
    THE LOCATION AND EXTENT OF SAID EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION, NOT SHOWN HEREON.

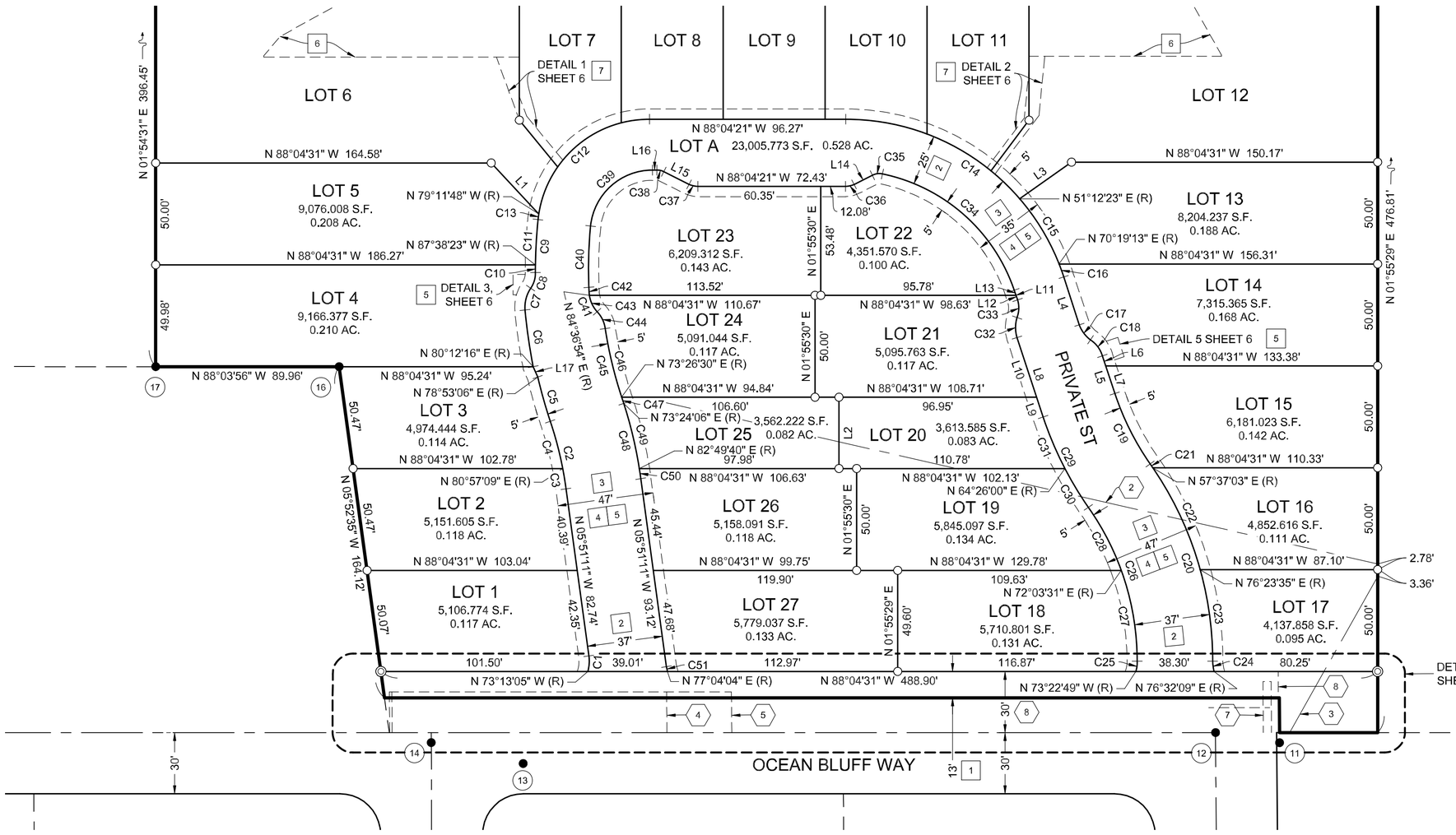
CURVE

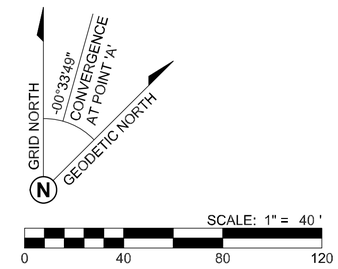
C1 - L=55.60' R=749.00' D=4°15'12"
C2 - L=50.01' R=749.00' D=3°49'32"
C3 - L=50.14' R=749.00' D=3°50'08"
C4 - L=50.50' R=749.00' D=3°51'47"
C5 - L=51.10' R=749.00' D=3°54'33"
C6 - L=51.98' R=749.00' D=3°58'34"
C7 - L=189.23' R=749.00' D=14°28'31"
C8 - L=80.69' R=55.00' D=84°03'33"
C9 - L=25.19' R=55.00' D=26°14'25"
C10 - L=38.72' R=55.00' D=40°19'56"
C11 - L=141.06' R=112.50' D=71°50'36"
C12 - L=40.80' R=112.50' D=20°46'53"
C13 - L=36.34' R=112.50' D=18°30'35"
C14 - L=19.61' R=112.50' D=9°59'15"

MAP NO.

CITY OF ENCINITAS MULTI-006443-2023

SEE SHEET 4





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LINE TABLE

L1 - N 41°02'02" W 34.20'
L2 - N 01°55'30" E 35.00'
L3 - N 56°37'29" E 31.21'
L4 - N 16°13'44" W 24.71'
L5 - N 16°13'44" W 19.45'
L6 - N 16°13'44" W 5.17'
L7 - N 16°13'44" W 14.28'
L8 - N 16°13'44" W 41.02'
L9 - N 16°13'44" W 10.21'
L10 - N 16°13'44" W 30.81'
L11 - N 16°13'44" W 3.15'
L12 - N 16°13'44" W 1.85'
L13 - N 16°13'44" W 1.30'
L14 - N 65°21'45" E 10.05'
L15 - N 61°30'26" W 13.88'
L16 - N 88°04'21" W 2.22'
L17 - N 20°51'13" W 5.54'

CURVE

C1 - L=7.70' R=19.50' D=22°38'06"
C2 - L=34.04' R=181.50' D=10°44'43"
C3 - L=10.12' R=181.50' D=3°11'41"
C4 - L=23.92' R=181.50' D=7°33'02"
C5 - L=22.63' R=236.50' D=5°28'59"
C6 - L=28.13' R=237.32' D=6°47'27"
C7 - L=11.27' R=16.50' D=39°07'33"
C8 - L=8.18' R=13.50' D=34°41'59"
C9 - L=26.00' R=231.10' D=6°26'49"
C10 - L=3.79' R=231.10' D=0°56'20"
C11 - L=22.22' R=231.10' D=5°30'30"
C12 - L=80.69' R=55.00' D=84°03'33"
C13 - L=2.82' R=55.00' D=2°56'06"
C14 - L=141.06' R=112.50' D=71°50'36"
C15 - L=37.53' R=112.50' D=19°06'50"
C16 - L=6.78' R=112.50' D=3°27'02"
C17 - L=9.33' R=14.50' D=36°52'12"
C18 - L=9.97' R=15.50' D=36°52'12"
C19 - L=38.84' R=131.60' D=16°54'32"
C20 - L=103.15' R=169.00' D=34°58'20"
C21 - L=2.23' R=169.00' D=0°45'19"
C22 - L=55.38' R=169.00' D=18°46'32"
C23 - L=45.55' R=169.00' D=15°26'30"
C24 - L=5.07' R=19.00' D=15°17'56"
C25 - L=5.06' R=19.00' D=15°14'55"
C26 - L=80.52' R=132.00' D=34°57'03"
C27 - L=45.51' R=132.00' D=19°45'17"
C28 - L=35.01' R=132.00' D=15°11'46"
C29 - L=49.76' R=168.60' D=16°54'32"
C30 - L=22.28' R=168.60' D=7°34'16"
C31 - L=27.48' R=168.60' D=9°20'16"
C32 - L=9.97' R=15.50' D=36°52'12"
C33 - L=9.33' R=14.50' D=36°52'12"
C34 - L=91.60' R=87.50' D=59°58'47"
C35 - L=5.03' R=7.50' D=38°25'44"
C36 - L=4.40' R=9.50' D=26°33'54"
C37 - L=4.40' R=9.50' D=26°33'54"
C38 - L=3.48' R=7.50' D=26°33'54"
C39 - L=44.81' R=30.50' D=84°10'23"
C40 - L=33.14' R=205.10' D=9°15'31"
C41 - L=9.99' R=14.50' D=39°29'26"
C42 - L=0.98' R=14.50' D=3°52'52"
C43 - L=9.01' R=14.50' D=35°36'34"
C44 - L=9.31' R=15.50' D=34°24'18"
C45 - L=34.85' R=199.50' D=10°00'33"
C46 - L=34.71' R=199.50' D=9°58'09"
C47 - L=0.14' R=199.50' D=0°02'23"
C48 - L=40.98' R=218.50' D=10°44'43"
C49 - L=35.95' R=218.50' D=9°25'34"
C50 - L=5.03' R=218.50' D=1°19'09"
C51 - L=2.41' R=19.50' D=7°04'46"

EASEMENTS OF RECORD

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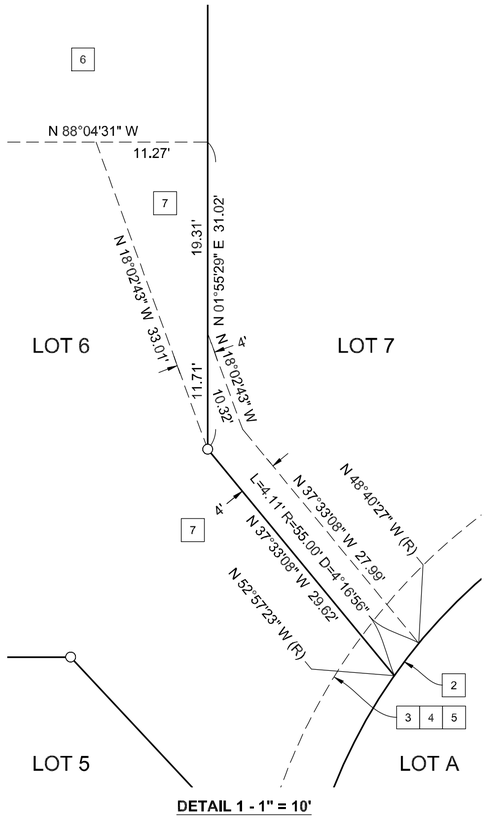
CALIFORNIA COORDINATE INDEX: 318-1683

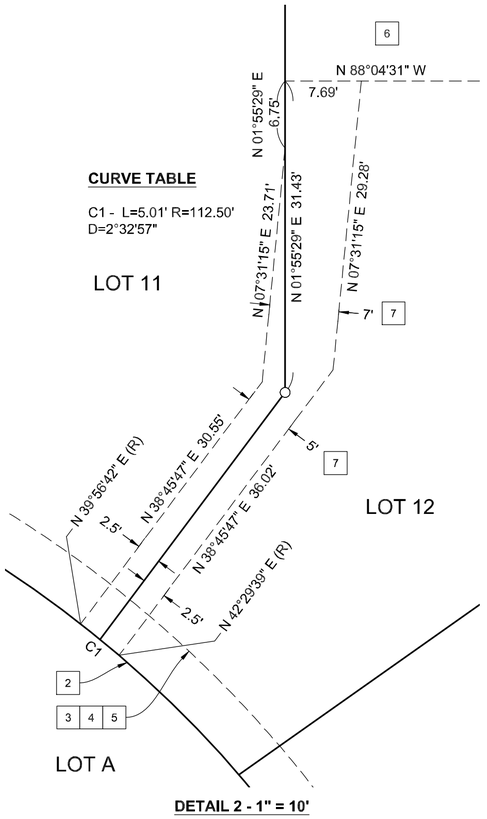
MAP NO.

CITY OF ENCINITAS MULTI-006443-2023

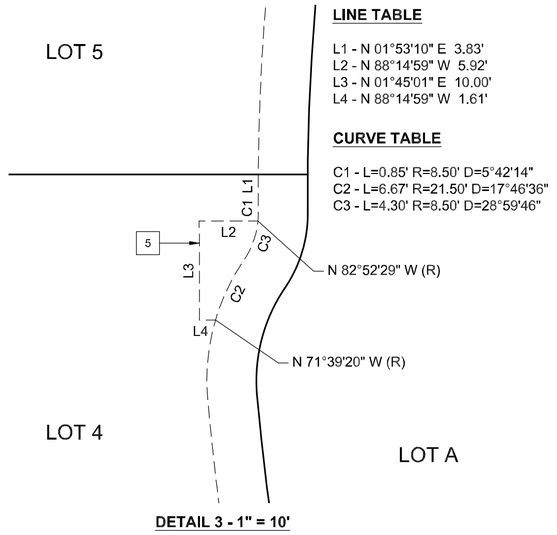
SHEET 6 OF 6 SHEETS



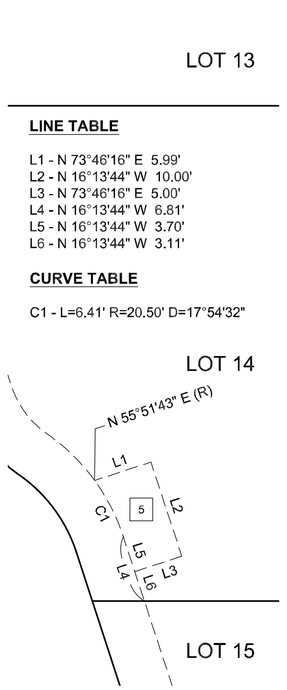
DETAIL 1 - 1" = 10'



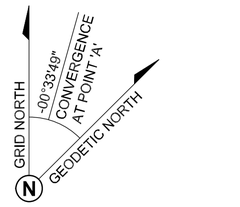
DETAIL 2 - 1" = 10'



DETAIL 3 - 1" = 10'



DETAIL 5 - 1" = 10'



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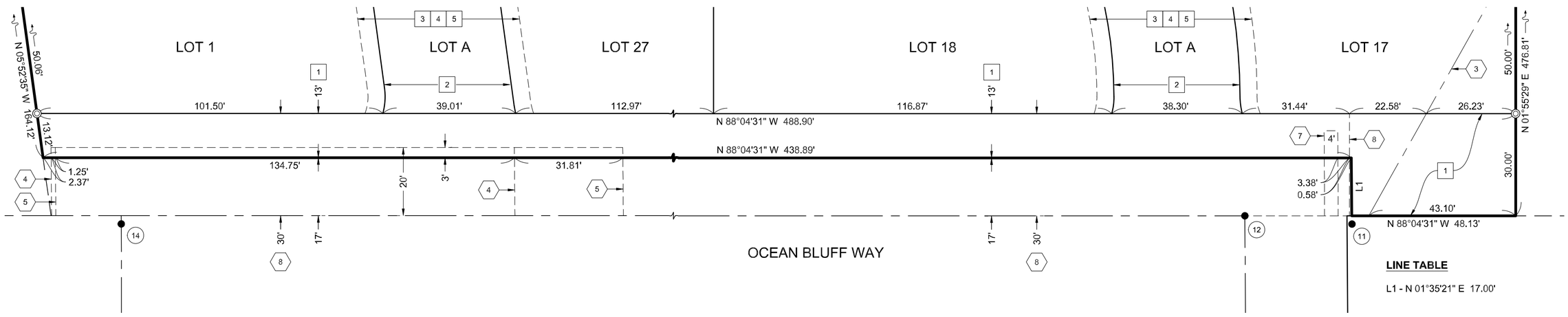

LINE TABLE

L1 - N 01°35'21" E 17.00'

DETAIL 4 - 1" = 20'

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CALIFORNIA COORDINATE INDEX: 318-1683